

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROPOSED DISPOSITION OF PARCELS R-5A-1, 2, 3, 4, 5, 6, and 7

IN THE CHARLESTOWN URBAN RENEWAL AREA

PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS Joseph J. and Ruth C. Dow, James J. Jr. and Barbara A. Walsh, Frank L. and Geraldine C. Daley, Walter R. and Joan M. Sodergren, Albert J. and Cynthia M. Gallarelli, William F. and Helen F. Emberley, and Mrs. Mary Murphy have expressed an interest in and have submitted satisfactory proposals for the development of Disposition Parcels R-5A-1, 2, 3, 4, 5, 6 and 7, respectively;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Joseph J. and Ruth C. Dow be and hereby are designated as redevelopers of Disposition Parcel R-5A-1; James J. Jr. and Barbara A. Walsh are designated as redevelopers of Disposition Parcel R-5A-2; Frank L. and Geraldine C. Daley are designated as redevelopers of Disposition Parcel R-5A-3; Walter R. and Joan M. Sodergren are designated as redevelopers of Disposition Parcel R-5A-4; Albert J. and Cynthia M. Gallarelli are designated as redevelopers of Disposition Parcel R-5A-5; William F. and Helen F. Emberley are designated as redevelopers of Disposition Parcel R-5A-6; and Mrs. Mary Murphy is designated as redeveloper of Disposition Parcel R-5A-7 in the Charlestown Urban Renewal Area, subject to:

- a. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- b. Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

- c. Completion of improvements within 6 months from date of conveyance.

2. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that Joseph J. and Ruth C. Dow, James J. Jr. and Barbara A. Walsh, Frank L. and Geraldine C. Daley, Walter R. and Joan M. Sodergren, Albert J. and Cynthia M. Gallarelli, William F. and Helen F. Emberley and Mrs. Mary Murphy, respectively, possess the qualifications and financial resources necessary to undertake the development of this land in accordance with the urban renewal plan.
4. That the Director is hereby authorized for and on behalf of the Authority to execute and deliver Land Disposition Agreements for Disposition Parcels R-5A-1, 2, 3, 4, 5, 6 and 7 to Joseph J. and Ruth C. Dow, James J. Jr. and Barbara A. Walsh, Frank L. and Geraldine C. Daley, Walter R. and Joan M. Sodergren, Albert J. and Cynthia M. Gallarelli, William F. and Helen F. Emberley, and Mrs. Mary Murphy, respectively, as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyers' agreements to continue to maintain the parcels, such agreements to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority.
5. That the Director is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements and that the execution by the Director of such agreements and deeds to which a certificate of vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.
6. That the Director is further authorized to grant, to and for the benefit of the abutting land-owners such easements of access and travel over Disposition Parcels R-5A-1, 2, 3, 4, 5, 6 and 7 as the Director shall deem necessary or appropriate, such easement grants to contain such terms and conditions as the Director shall deem proper and in the best interests of the Authority.
7. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).

PARCEL R-5A1-1, 2, 3, 4,
5, 6, 7
LOCATION Short Street
5-7

USE
DU's
AREA
WIDTH
DEPTH
ACCESS
PARKING
ZONING

NOTES:

1. BOUNDARIES AND AREAS BASED ON CITY ASSESSORS MAPS ARE APPROXIMATE, PENDING FINAL SURVEYS.

2. FOR DEFINITIONS, STANDARDS & CONTROL SEE:

3. CHARLESTOWN URBAN RENEWAL PLAN PROJECT NO. MASS. R-55
4. BOSTON REDEVELOPMENT AUTHORITY FEBRUARY 25, 1965.



DISPOSITION
PARCELS

DATE:

Charlestown
Urban Renewal Area
Massachusetts R-55



CHARLESTOWN URBAN RENEWAL AREA MASS. R-55

SUMMARY SHEET, DISPOSITION PARCELS R-5A-1, 2, 3, 4, 5, 6 and 7

<u>Parcel #</u>	<u>Proposed Developer</u>	<u>Area Sq.Ft.</u>	<u>Min. Disp. Price</u>
R-5A-1	Joseph J. & Ruth C. Dow 8 Short St. Place, Chas.	466	\$45.
R-5A-2	James J. Jr. & Barbara A. Walsh 8 Neal Court, Charlestown	908	\$75.
R-5A-3	Frank L. & Geraldine C. Daley 7 Neal Court, Chas.	492	\$30.
R-5A-4	Walter R. & Joan M. Sodergren 417 Bunker Hill St., Chas.	553	\$45.
R-5A-5	Albert J. & Cynthia M. Gallarelli 415 Bunker Hill St., Chas.	487	\$30.
R-5A-6	William F. & Helen F. Emberley 413 Bunker Hill St., Chas.	469	\$30.
R-5A-7	Mary Murphy (Mrs.) 411 Bunker Hill St., Chas.	380	\$25.

JUN 28 1973

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CHARLESTOWN MASS. R-55/Final Designation of Redevelopers
Disposition Parcels R-5A-1, 2, 3, 4, 5, 6 and 7

The owners of all the properties abutting Disposition Parcels R-5A-1, 2, 3, 4, 5, 6 and 7 were notified of the availability of the subject lots in accordance with the "Policies and Procedures for the Sale of Small Parcels" which were adopted by the Authority on November 18, 1966.

Letters of interest were received from the seven owners of the abutting properties.

These fragment parcels, which are to be used for yard space, were appraised by the designated staff re-use appraiser of the Authority, as permitted under Department of Housing and Urban Development regulations, and their minimum disposition prices were approved by the Board on May 24, 1973.

A summary sheet is attached which indicates the disposition parcel, area, proposed developer and the approved minimum disposition price.

It is therefore recommended that the Authority adopt the attached resolution designating the owners of the abutting properties, as identified on the summary sheet and within the resolution, as redevelopers of Disposition Parcels R-5A-1, 2, 3, 4, 5, 6 and 7.

ATTACHMENTS